HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Little Dominie Court, Fayrewood Drive

Leasehold
Tax Band: B

Great Leighs, Chelmsford, CM3 1GT

Guide Price £180,000

1 | 1 | 1 | C

Boasting a lengthy 130 YEAR LEASE remaining and benefiting from a modern lounge/diner & separate kitchen, IMMACULATELY PRESENTED throughout plus ALLOCATED PARKING is this one double bedroom second floor apartment. Offering well-proportioned living space and storage and ideally located in the sought after village of Great Leighs - Close to local amenities, located just 4 miles from Chelmsford's Park & Ride facility and conveniently situated with easy access to A120/M11, Felsted & Chelmsford. Perfect for first time buyers & investors!!

Little Dominie Court, Fayrewood Drive, Great Leighs, Chelmsford, CM3 1GT

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ENTRY:
Secure front and rear entry to apartment block which only comprises two properties. Stairs leading to;

SECOND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Built-in double airing & utility cupboard (currently housing washing machine), loft access, radiator, wood flooring and smooth ceiling.

LOUNGE / DINER:
11'07 x 11'04 (3.53m x 3.45m)
Double glazed Sash window to front aspect, radiator, wood flooring and smooth ceiling. Opening to kitchen.

KITCHEN:
9'10 x 5'10 (3.00m x 1.78m)
Double glazed Sash window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor hood over, integrated fridge/freezer, wall-mounted boiler (in cupboard), wood flooring and smooth ceiling.

MASTER BEDROOM:
11'06 x 10'00 (3.51m x 3.05m)
Double glazed Sash window to rear aspect, built-in wardrobes, radiator, wood flooring and smooth ceiling.

BATHROOM:
Opaque double glazed Sash window to rear aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin with tiled splash back, shaver point, extractor fan, heated towel rail, vinyl flooring and smooth ceiling.

EXTERIOR:

COMMUNAL AREAS:
Adjacent to parking bays are rear gardens and paved areas for communal use.

ALLOCATED PARKING:
Allocated parking for one vehicle.

AGENTS NOTES:
Leasehold Details:
- Years remaining on current lease: 130yrs (150 years from date of construction in 2005)
- Ground Rent: £410.89 per annum (revised this year and on a ten yearly basis ongoing)
- Service Charge: £2012.78 per annum

Council Tax Band: B

For further information regarding this property, please contact Hamilton Piers.

At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).
All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX
01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

The Property Ombudsman
THE GUILD PROPERTY PROFESSIONALS
Zoopla.co.uk
rightmove
OnTheMarket.com